



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



September 2, 2015

Richard J. Bruckner  
Director

ANNA-LISA ARMANINO  
BRANDYWINE HOMES  
16580 ASTON  
IRVINE CA 92606

**REGARDING: PROJECT NO. R2014-00667-(4)**  
**Vesting Tentative Tract Map No. 072684**  
**Plan Amendment No. 201400002**  
**Zone Change No. 201400002**  
**Conditional Use Permit No. 201400028**  
**Parking Permit No. 201400009**  
**Environmental Assessment No. 201400058**  
**14000 Telegraph Road, Whittier**

Dear Applicant,

The Regional Planning Commission, by its action of September 2, 2015, is recommending **APPROVAL** of the above described legislative matters (plan amendment and zone change) to the Los Angeles County Board of Supervisors, and associated approved entitlements mentioned above. The attached documents contain the Regional Planning Commission's findings and conditions relating to this action. Please carefully review each condition.

Please be advised that the environmental assessment and all permits associated with the plan amendment and zone change are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For questions or for additional information, please contact Lynda Hikichi of the Land Divisions Section at (213) 974-6433, or by email at [lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Kim K. Szalay, Supervising Regional Planner  
Land Divisions Section

Enclosures: Findings, Conditions of Approval

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Candlewood Country Club

KKS:LKH

CC.060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00667-(4)  
VESTING TENTATIVE TRACT MAP NO. 072684  
GENERAL PLAN AMENDMENT NO. 201400002  
ZONE CHANGE NO. 201400002  
CONDITIONAL USE PERMIT NO. 201400028  
PARKING PERMIT NO. 201400009**

1. The Los Angeles County (~~%County+~~) Regional Planning Commission (~~%Commission+~~) conducted a duly-noticed public hearing on September 2, 2015 in the matter of Vesting Tentative Tract Map No. 072684 (~~%Tract Map+~~), heard concurrently with General Plan Amendment No. 201400002 (~~%Plan Amendment+~~), Zone Change No. 201400002 (~~%Zone Change+~~), Conditional Use Permit No. 201400028 (~~%CUP+~~), and Parking Permit No. 201400009 (~~%Parking Permit+~~).
2. Brandywine Homes ("permittee"), proposes to create two multi-family lots with 53 condominium units in twelve buildings on 3.67 gross acres (~~%Project+~~). Vesting Tentative Tract Map dated November 19, 2014 depicts two proposed lots: Lot 1 with 1.21 gross (1.19 net) acres and Lot 2 with 2.46 gross (2.43 net) acres.
3. The Project is located at 14000 Telegraph Road in the unincorporated community of South Whittier.
4. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan (~~%General Plan+~~) Land Use Policy Map (~~%Land Use Policy Map+~~) by amending the project site's land use designations from ~~%O+~~ (Open Space) and ~~%L+~~ (Low Density Residential, 1 to 6 dwelling units per acre) to ~~%M+~~ (Medium Density Residential: 12-22 dwelling units per acre).
5. The Zone Change is a related request to amend the project site's zoning from Zones C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to R-3-DP (Limited Multiple Residence-Development Program) Zone.
6. The CUP is a request to establish the Development Program (~~%DP+~~) Zone; modify front yard setbacks from the minimum 15 feet to setbacks ranging from ten to twelve feet; modify side yard setback for the bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) within the front yard and six feet within the side and rear yards to heights ranging from six feet to 16 feet. The . DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
7. The Parking Permit is a request to authorize a reduction of one guest parking space for Lot 1; relocation of one guest parking space from Lot 1 to Lot 2, and modification of parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

8. The approval of the Tract Map, CUP, and Parking Permit will not become effective unless and until the Board of Supervisors has approved the Plan Amendment and Zone Change, and both have become effective.
9. The project site is 3.67 gross acres (3.62 net acres) in size and consists of one parcel identified with Assessor's Parcel Number 8030-023-024 and portion of an existing golf course property identified with Assessor's Parcel Number 8030-008-011. The project site is located within the Candlewood Country Club golf course.
10. The project site is located in the Sunshine Acres Zoned District and is currently zoned C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural).
11. The project site is located within the %D+ (Open Space) and %L+ (Low Density Residential, 1 to 6 dwelling units per acre) land use categories of the Countywide General Plan Land Use Policy Map.
12. Surrounding Zoning within a 500-foot radius includes:
  - North: A-1 (Light Agricultural), R-A-6000 (Residential-Agricultural-6,000 Square Feet Minimum Lot Area)
  - South: A-1 (Light Agricultural), R-1 (Single-Family Residence)
  - East: A-1 (Light Agricultural), R-1 (Single-Family Residence)
  - West: A-1 (Light Agricultural), A-1-P (Light Agricultural-Parking), C-2-BE (Neighborhood Commercial . Billboard Exclusion)
13. Surrounding land uses within a 500-foot radius include:
  - North: Single-family residences
  - South: Candlewood Country Club golf courses
  - East: Single-family residences
  - West: Candlewood Country Club golf courses
14. The portion (proposed Lot 2) of the project site zoned A-1 has been zoned A-1 since 1941 (Ordinance No. 3919). The portion of the property (portion of proposed Lot 2 and proposed Lot 1) zoned C-3-BE was zoned A-1 in 1941 (Ordinance No. 3919), rezoned to C-3 in 1946 (Ordinance No. 4633), and later rezoned to its current C-3-BE zoning on August 28, 1984 (Ordinance No. 84-0140Z).

The portion of the project site east of Bramblebush Avenue is portion of %Lot 1+ of Record of Survey, which is a portion of Tract No. 3014 recorded on April 25, 1945. The portion of the project site west of Bramblebush Avenue is portion of %Lot A+ of Tract No. 3014 recorded on October 16, 1918.

There are several previous cases on the subject property, which are as follows:

- RPP 200801559 (Plot Plan) approved one monument sign for the Candlewood Country Club on July 9, 2009.
  - RCUP 200900049 (Conditional Use Permit) approved for Wireless Telecommunications Facility (%WTF+) by the Regional Planning Commission on July 28, 2010.
  - REA 201200223 (Revised Exhibit %A+) approved for removing existing antennas and adding new antennas on March 18, 2013.
  - REA 201300132 (Revised Exhibit %A+) approved modification of a Wireless Telecommunications Facility on June 4, 2013.
  - RCOC (Certificate of Compliance) 201300114 approved for parcel with Assessor Parcel Number 8030-008-011, recorded on March 3, 2014.
  - RLLA 201400024 (Lot Line Adjustment) approved a correction to RLLA 201300010 recorded on March 24, 2015.
  - REA 201500079 (Revised Exhibit %A+) approved addition of new antennas on April 14, 2015.
  - RLLA 201300010 (Lot Line Adjustment) approved a lot line adjustment for four parcels recorded on April 14, 2015.
  - RPP 201400253 (Plot Plan) filed on March 12, 2014 and currently a pending plot plan case for a new golf cart barn.
15. The Tract Map depicts two proposed lots: Lot 1 with 1.21 gross (1.19 net) acres and Lot 2 with 2.46 gross (2.43 net) acres. Access to the project site is via Bramblebush Avenue from Telegraph Road.
- The Exhibit Map depicts two lots: Lot 1 with 20 units spread out in four buildings and Lot 2 with 33 units spread out in eight buildings. In addition, the Exhibit Map depicts a recreational area (club house and two decks with seating) totaling 1,361 square feet, and a community garden (1,680 square feet).
16. The project site is accessible via Bramblebush Avenue from Telegraph Road. Primary access to the project site will be via an entrance/exit on Bramblebush Avenue. The project site is also accessible from Honeysuckle Lane.
17. The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is a part of the golf course and contains a 3,640 square foot cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed. Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.
18. Each of the 53 condominium units will have an attached garage for two covered parking spaces. Based on the condominium units for proposed Lot 1 and Lot 2, five

guest parking spaces are required for Lot 1 and eight guest parking spaces are required for Lot 2. Four guest parking spaces (including one van accessible) will be provided within proposed Lot 1. Two of the four guest parking spaces for proposed Lot 1 are parallel parking spaces. Fourteen guest parking spaces (including one van accessible) will be provided within proposed Lot 2.

19. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of one component, a ~~%C+~~ Drive for Lot 1. The internal circulation system consists of two components, an ~~%A+~~ Drive and a ~~%B+~~ Drive for Lot 2.
20. Beginning from February 2012 until most recently in July 2015, permittee has met with members of the Whittier County Community Coordinating Council and area residents, and held neighborhood meetings prior to the Commission public hearing on the project (see attached Community Outreach Summary List).
21. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated November 19, 2014 are attached.
22. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (~~%CEQA+~~), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration (~~%MND+~~) was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (~~%MMRP+~~) prepared for the Project.
23. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, and departmental website posting. A total of 429 postcard notices were mailed out to properties located within the 500-foot radius of the project site and to those on the courtesy mailing list for the Sunshine Acres Zoned District.
24. Staff received five phone calls and one email: a resident on Leffingwell inquired about the project location; a condo owner inquired about how the project will affect her condo prices; a resident on Starlight Avenue expressed concerns about recent crime issues in the area and light pollution; a resident on Honeysuckle Lane expressed opposition to the project and concerns about traffic congestion; and a resident had concerns about making a left turn onto Telegraph Road, street tree planting requirements, and on-street parking issues. The email posed concerns about making a left turn onto Telegraph Road and the potential traffic congestion on Bramblebush Avenue. A petition with about 13 signatures was provided to staff prior to the start of the Commission public hearing, which staff in turn provided to the

Commission. A resident on Honeysuckle Lane contacted the department a few months ago with concerns about the cart barn location.

25. A duly noticed public hearing was held on September 2, 2015 before the Commission. Staff recommended adoption of the Mitigated Negative Declaration and approval of the project.
26. At the September 2, 2015 public hearing, Anna-Lisa Armanino (project manager from Brandywine) and Brian Thienes (Candlewood Country Club Board Member and Director of Special Projects) made a presentation. Ms. Armanino thanked staff and stated that the project was providing valuable housing options in the area for empty nesters to families and excited about partnering with the Candlewood Country Club. Mr. Thienes has been a member of the Candlewood Country Club for over 25 years and stated that after interviewing half-dozen developers, Brandywine was selected due to their successes in well thought-out development. He further stated that the project was a step in the right direction and supported the project.

In response to the petition received prior to the start of the public hearing, Commissioner Pedersen questioned the applicant about the concern with regard to making a left turn onto Telegraph Road from Bramblebush Avenue. The applicant responded that the Traffic Signal Warrant Study did not meet the threshold for a signal but will work with Department of Public Works (DPW). DPW suggested adding a condition for the applicant to work with DPW on addressing this concern.

Noah Rodriguez, a resident, provided testimony expressing concerns about the impacts to the intersection and traffic, questioned how the project will improve aesthetics and increase prices and how the project will be an improvement to the neighborhood.

In response to the public's concerns, Ms. Armanino stated that the applicant has reviewed the project design with the architectural team and concurred that the project will improve Telegraph Road's streetscape with the new development. Instead of a pool, the project entails a community garden to give the residents the opportunity to grow their own vegetables. Ms. Armanino stated that the applicant accepts all conditions and DPW's additional condition on conducting further traffic analysis and study with regard to making the left turn onto Telegraph Road from Bramblebush Avenue.

27. The Commission finds that the Countywide General Plan for the area designates the project site as ~~%O+~~ (Open Space) and ~~%L+~~ (Low Density Residential, 1 to 6 dwelling units per acre). The proposed 53 residential condominium units in 12 detached buildings are inconsistent with the ~~%O+~~ and ~~%L+~~ land use designations. A Plan Amendment from the current ~~%O+~~ and ~~%L+~~ land use categories to ~~%M+~~. Medium Density Residential (12-22 dwelling units per acre) will allow for the proposed 53 residential condominium units.

28. The Commission finds that a zone change to R-3-DP will ensure that the zoning and land use designations for the Project are consistent with each other.
29. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.
30. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies to encourage development of well designed twin houses and garden apartments, particularly on by-passed parcels within existing urban communities.+
31. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies to protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.+
32. The Commission finds that the proposed use is consistent with the existing neighborhood pattern. Within 500 feet of the country club, there are apartments and seven townhome developments ranging from 10 to 65 units.
33. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of South Whittier. The residential use is consistent with the surrounding residential neighborhood and in keeping with the character of the area.
34. The Commission finds that with the requested Zone Change of the project site from C-3-BE and A-1, a CUP is required in order to establish and implement a development program for the Project.
35. The Commission finds that the Project is consistent with the development standards and requirements of the proposed R-3-DP Zone.
36. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.
37. The Commission finds that compatibility with the surrounding land uses will be ensured through the Zone Change and the CUP.
38. The Commission finds that the Project's compliance with the parking requirements will be ensured through the Parking Permit.
39. The Commission finds that the project site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

40. The Commission finds that the requested use on the project site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
41. The MMRP is attached to and incorporated into the conditions of approval for the project.
42. The proposed residential development is consistent with the General Plan's policy to protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation.+
43. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The proposed land use designation indicates the project site is suitable for residential developments.
44. The proposed residential development is compatible with the existing land uses in the area.
45. The proposed residential use will be consistent with the neighborhood's residential character and the creation of two multi-family residential lots is compatible with the existing neighborhood character and the land use in the community.
46. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance and has access to a County-maintained street, and will be subject to the requirements of the Los Angeles County Department of Public Works.
47. The proposed condominium units will be connected to public sewer and water.
48. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
49. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area (SEA+) and will not affect any stream courses or high value riparian habitat.
50. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.



51. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
52. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
53. This tract has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
54. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan
55. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the South Whittier Library located at 14433 Leffingwell Road, Whittier. On July 27, 2015, a total of 429 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Candlewood Country Club golf course property, as well as two notices to those on the courtesy mailing list for the Sunshine Acres Zoned District.
56. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
57. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
58. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
59. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the

Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves Vesting Tentative Tract Map No. 072684, Conditional Use Permit No. 201400028, and Parking Permit No. 201400009, subject to the attached conditions.

**ACTION DATE: September 2, 2015**

**VOTE: 5:0:0:0**

Concurring: Valadez, Louie, Pincetl, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

KKS:LKH

September 2, 2015

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-00667-(4)  
VESTING TENTATIVE TRACT MAP NO. 072684  
CONDITIONAL USE PERMIT NO. 201400028  
PARKING PERMIT NO. 201400009**

**PROJECT DESCRIPTION**

Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots for a 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings consisting of 20 units. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings consisting of 33 units.

The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is currently a part of the golf course and contains a 3,640 square feet cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed southerly and easterly of the existing parking lot. Plot Plan Case No. (RPP) 201400253 was filed on March 12, 2014 for the new cart barns. RPP 201400253 is currently a pending plot plan case.

Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

The project also entails the development of a club house (506 square feet) and recreation area (855 square feet) totaling 1,361 square feet; and a community garden (1,680 square feet). Proposed Lot 1 has three street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. Proposed Lot 1 will be considered a through-lot and has dual front yards along Telegraph Road and Honeysuckle Lane. Proposed Lot 2 has street frontage along Bramblebush Avenue, and side yards along Telegraph Road and the existing golf course.

The project is subject to the following conditions of approval:

## GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term ~~%permittee+~~ shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (~~%Regional Planning+~~) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term ~~%date of final approval+~~ shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost

for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (~~%Recorder+~~). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 072684. In the event that Vesting Tentative Tract Map No. 072684 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$800.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to

Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (~~%MMRP+~~), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program (~~%MMRP+~~) and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (~~%Commission+~~) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning (~~%Director+~~).
19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit ~~%A.~~+ If changes to the site plan are required as a result of instruction given at the public hearing, five copies of a modified Exhibit ~~%A.~~+ shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
22. In the event that subsequent revisions to the approved Exhibit ~~%A.~~+ are submitted, the permittee shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **TENTATIVE TRACT MAP SPECIFIC CONDITIONS**

23. The permittee shall conform to the requirements of Title 21 of the Los Angeles County Code.



24. The permittee shall provide at least 50 feet of street frontage for each lot.
25. The shared driveways shall be labeled as Private Driveway and Fire Lane on the final map.
26. The permittee shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 53 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
27. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated November 19, 2014), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
28. Prior to final map approval, provide a copy of the Library Fees receipt.
29. Prior to final map approval, provide a copy of the Park Obligation Fees receipt
30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
31. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated November 19, 2014, or an amended exhibit map approved by the Director.
32. The permittee shall construct or bond with the Los Angeles County Department of Public Works (~~Public Works~~) for the private driveway and fire lane paving design and widths as depicted on the approved exhibit map dated November 19, 2014, or an amended exhibit map approved by the Director.
33. Prior to obtaining final map approval, the permittee shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
34. Prior to obtaining final map approval, the permittee shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all

walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.

36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
37. Prior to grading or building permits, the permittee shall contact the local/district office of the California Division of Oil, Gas, and Geothermal Resources for construction-site plan review.
38. Prior to final map approval, the permittee shall work with the Department of Public Works on conducting additional traffic analysis and study with regard to the intersection at Bramblebush Avenue and Telegraph Road. The permittee shall comply with all traffic mitigation measures to the satisfaction of the Department of Public Works.

**PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT**

39. A minimum 10 feet building separation shall be maintained between the residential buildings.
40. The permittee shall submit a landscaping plan for all open areas to the Director for review and approval.
41. The front yard setback for Unit Nos. 11, 20, 21, 25, 26, and 29 have been modified and authorized by this grant. Unit Nos. 11, 21, 25, and 29 shall maintain a minimum ten feet front yard setback. Unit Nos. 20 and 26 shall maintain a minimum twelve feet front yard setback.
42. The front yard setback for the trash enclosures located adjacent to Telegraph Road and Honeysuckle has been modified and authorized by this grant. The trash enclosures proposed within Lot 1 are proposed to maintain a zero (~~10~~) feet front yard setback.
43. The wall height for the trash enclosures located adjacent to Telegraph Road and Honeysuckle Lane within Lot 1 have been modified and authorized by this grant. The trash enclosure wall of 6.5 feet with 3.25 feet in height trellis cover within the front yard setback is proposed.
44. The wall height for the trash enclosure located adjacent to the cul-de-sac within Lot 2 has been modified and authorized by this grant. The trash enclosure wall of 6.5 feet with 3.25 feet in height trellis cover within the rear yard setback is proposed.

45. Walls within the front yards of Lot 1 have been modified and authorized by this grant to exceed 3.5 feet to a maximum of six feet along Telegraph Road and Honeysuckle Lane.
46. Walls within the side yards of Lot 2 have been modified and authorized by this grant to exceed six feet to a maximum of 16 feet along Telegraph Road.
47. The side yard setback for the bicycle rack located within Lot 2 has been modified and authorized by this grant. The bicycle rack shall maintain a minimum of two feet side yard setback.

**PERMIT SPECIFIC CONDITIONS - PARKING PERMIT**

48. A reduction of one required guest parking space for Lot 1 is authorized.
49. A relocation of one required guest parking space from Lot 1 to Lot 2 is authorized.
50. Parallel parking spaces are modified to be 10 feet by 22 feet.

Attachments:

Mitigation Monitoring and Reporting Program (pages 1-6)  
Subdivision Committee Report and Conditions for Tentative Map dated 11-19-14 (pages 1-20)

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 . August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birdsqhabitation to them; and the terrain, vegetation, and birdsqlines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning (DRP) and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p> <p>Special-Status Roosting Bats- To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <p>~ To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.</p> <p>~ If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>~ Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>~ If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <p>~ Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>Bat Relocation- If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by DRP and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>				
5.1	Cultural Resources	<p>Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Owner/applicant</p>	<p>Regional Planning</p>
5.2	Cultural Resources	<p>Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Owner/applicant</p>	<p>Regional Planning</p>

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee.
9.1	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of on-site contamination, all work shall halt and the Regional Water Quality Control Board or Fire Department must be contacted to obtain information on the requirements for assessment and mitigation for on-site contamination issues.	Submittal of compliance report.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, Regional Water Quality Control Board, Fire Department, or designee
9.2	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of methane, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements to perform remedial operations, plans for the treatment, evaluation, and mitigation of impacts.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee
12.1	Mineral Resources	If any oil wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements and approval to perform remedial operations.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee



**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
12.2	Mineral Resources	Due to presence of abandoned oil wells within the project area and to ensure proper review of the proposed project, applicant shall contact DOGGR's district office for construction-site plan review.	Submittal of site plans to DOGGR's district office for review after map recordation. Submittal of compliance report to Regional Planning.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), or designee
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

\* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.

**MITIGATION MONITORING AND REPORTING PROGRAM**

**PROJECT NO. R2014-00667 / VESTING TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058**

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

  
Applicant

8-3-2015  
Date

  
Staff

7-23-2015  
Date

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 11-19-2014  
EXHIBIT "A" MAP DATED 11-19-2014

18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*

*Jc*

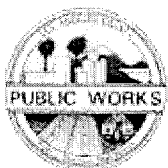
Prepared by John Chin

Phone (626) 458-4918

Date 12-03-2014

tr72684L-rev3.doc

<http://planning.lacounty.gov/case/view/tr072684/>



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV


**TRACT NO.:** 072684

**TENTATIVE MAP DATE:** 11/19/2014  
**EXHIBIT MAP DATE:** 11/19/2014

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

1. Comply with the requirements of the Hydrology Report, which was conceptually approved on 10/02/2014 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 12/02/2014 Phone (626) 458-4921  
Andrew Ross

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 72684 Tentative Map Dated 11/19/14 (Exhibit) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) \_\_\_\_\_ yd<sup>3</sup> Location Whittier APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Brandywine Homes  
Soils Engineer \_\_\_\_\_ Engineer/Arch. DMS Consultants, Inc.

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.

Prepared by



Jeremy Wan  
Soils Section

A handwritten signature in black ink, likely belonging to Ricardo Lopez-Maldonado.

Ricardo Lopez-Maldonado  
Geology Section

Date 12/11/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide standard property line return radii of 27 feet at the intersection of Telegraph Road and Bramblebush Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Dedicate additional right of way at the knuckle intersection of Bramblebush Avenue and Honeysuckle Lane along the property frontage to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
4. Construct new driveway entrance to meet ADA requirements on Bramblebush Avenue to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
5. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works.
6. Repair any damaged improvements during construction to the satisfaction of Public Works.
7. Reconstruct the curb ramp at the intersection of Telegraph Road and Bramblebush Avenue to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
8. Construct full-width sidewalk and curb ramps at all returns.
9. Plant street trees along the property frontage on Telegraph Road, Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any and



landscaped median/parkway along the property frontages to the satisfaction of Public Works.

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
13. If a median opening along Bramblebush Avenue is required to meet Fire Department's access requirements, provide a minimum pavement width of 22 feet to accommodate our minimum requirements for left turn pockets on both southerly and northerly directions. The striping and median detail as shown on the Exhibit "A" plan view and typical section are not necessarily approved and are subject to design modifications to the satisfaction of Public Works. A detailed 1" = 40' scaled striping plan may be required to the satisfaction of Public Works.
14. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
15. Comply with the following street lighting requirements or as otherwise modified by Public Works:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Telegraph Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process. Upon submittal of the street lighting plans, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment

balloting favor levy of assessment) prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

- 1) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 2) Submit a map of the proposed development including any roadways conditioned for street lights to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the approved phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided the above conditions are met, all street lights in the development, or approved project phase, have been constructed per Public Works approved plans and energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Name N. Said Date 11-25-2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072684\GP 072684\2014-11-19 TTR 072684 SUBMITTAL

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Proposed main line sewers along Telegraph Road shall be constructed 6 feet from curb (on pavement/street side). Provide right angle connection from proposed sewer to existing sewer system with proposed manhole on Telegraph Road.
3. A sewer area study for the proposed subdivision (PC12214AS, dated 07-02-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Submit a recorded waiver and agreement for the proposed mainline sewer to be constructed under the block wall prior to the sewer improvement plan approval.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Prior to obtaining the building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. This tentative map is recommended for approval through the term of the will serve letter issued by the water purveyor which will expire on 01/23/2015. Should the tentative map not be approved prior to expiration, the approval shall be withheld until the water purveyor has re-issued its will serve letter.
6. The applicant shall comply with the requirements as indicated on the attached letter dated 07/23/2014 from the Orchard Dale Water District to the satisfaction of Public Works.
7. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
8. Depict all line of sight easements on the landscaping and grading plans.
9. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
10. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.



# Orchard Dale WATER DISTRICT

13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: [www.odwd.org](http://www.odwd.org)

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Edward A. Castaneda

## WILL SERVE LETTER

**July 23, 2014**

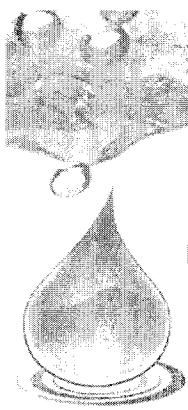
Sandy Zundell, Project Manager  
Brandywine Homes  
16580 Aston, Irvine, CA. 92606  
Ph: (949) 296-2400 Ext. 105  
14000 Telegraph Rd,  
Whittier, CA 90602  
Phone (909) 581-0676

Water Service Availability, for 14000 Telegraph Rd, Whittier, CA 90602  
Tentative tract number 72684

Mrs. Sandy Zundell

The referenced development ("Development") located in Whittier, California lies within the service area of Orchard Dale Water District ("District"). The District is prepared to provide water service to the Development subject to the following conditions and reservations:

- 1) Developer shall submit to District all plans, designs and fire department requirements for the Development in order that the District may design the necessary distribution system and other facilities required for the Development in accordance with District Rules and Regulations.
- 2) Developer shall, In accordance with District Rules and Regulations, pay all required fees and charges including any required deposit amounts in order to process plans, designs, and complete construction of the required on-site and off-site improvements.
- 3) Developer shall comply with District Rules and Regulations in force and effect at the time water service is requested and those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the subject Development.



# Orchard Dale WATER DISTRICT

13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: [www.odwd.org](http://www.odwd.org)

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*General Manager*  
Edward A. Castaneda

## Orchard Dale Water District Will Serve Letter – \ Brandywine Homes

July 23, 2014  
Page 2

- 4) Developer acknowledges that water service to the Development shall be subject to availability of water. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The developer further acknowledges that this letter does not constitute any guaranty that at the time of connection water service will be available for the Development.
- 5) Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or assigned to any other person or for any other purpose without the District's written consent. **The proposed property meter respectfully will serve a commercial facility and/or 53 Condo units which will require their own individual meters. The development of additional structures at this address will require their own meters, completely separate from any existing service connections (Fire Meter, Irrigation Meter, & Domestic Meter).**
- 6) Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such development.
- 7) This letter and any representation made herein shall be null and void six (6) months from the date hereof if water service has not been installed. The developer shall not be entitled to any water connections not made at time of the expiration of this letter.
- 8) At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.
- 9) The developer for itself and on behalf of its successors agrees to defend, at developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The developer agrees to reimburse the District for any costs, fees or expenses the district may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by developer.



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# Orchard Dale WATER DISTRICT

13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: [www.odwd.org](http://www.odwd.org)

**Orchard Dale Water District  
Will Serve Letter –Brandywine Homes**

**July 23, 2014  
Page 3**

10) All service pursuant to this letter shall be in accordance with District Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

Sincerely,

Randall Silvert –Superintendent  
Orchard Dale Water District

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2014

Brandywine Homes – Sandy Zundell

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)





## **COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72684

MAP DATE: November 19, 2014

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS  
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF  
APPROVAL.**

### **CONDITIONS OF APPROVAL – ACCESS**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The private driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for the private driveway since it will be shared access by all future units. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. The Private Driveways and Fire Lane shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72684

MAP DATE: November 19, 2014

- 
7. All proposed pedestrian gates shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  8. The proposed Stamped Concrete shall provide a minimum width of 26 feet and be capable to support a live load of 75,000 pounds. Verification for compliance is required prior to occupancy.
  9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  10. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72684

MAP DATE: November 19, 2014

---

### CONDITIONS OF APPROVAL - WATER

1. Install 5 public fire hydrant(s). As noted on the Exhibit A.  
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the required public fire hydrants for this development is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. Per the fire flow test performed by Orchard Dale Water District dated 03-13-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
8. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **72684**      DRP Map Date: **11/19/2014**      SCM Date: / /      Report Date: **12/16/2014**  
Park Planning Area # **2**      **SOUTH WHITTIER / EAST LA MIRADA**      Map Type: **REV. (REV RECD)**

Total Units **53** = Proposed Units **53** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.50</b>
IN-LIEU FEES:	<b>\$127,997</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$127,997 in-lieu fees.

Trails:

No trails.

Comments:

\*\*\*Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King  
Kathline J. King, Chief of Planning

Supv D 4th  
November 25, 2014 13:24:38  
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# LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



## PARK OBLIGATION WORKSHEET

Tentative Map # **72684**      DRP Map Date: **11/19/2014**      SMC Date: **/ /**      Report Date: **12/16/2014**  
 Park Planning Area # **2**      **SOUTH WHITTIER / EAST LA MIRADA**      Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{people} \times (0.003) \text{Ratio} \times (U) \text{nits} = (X) \text{acres obligation}$$

$$(X) \text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **53** = Proposed Units **53** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.83	0.0030	0	0.00
M.F. < 5 Units	<b>3.38</b>	<b>0.0030</b>	<b>14</b>	<b>0.14</b>
M.F. >= 5 Units	<b>3.10</b>	<b>0.0030</b>	<b>39</b>	<b>0.36</b>
Mobile Units	2.51	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.50</b>

Park Planning Area = **2 SOUTH WHITTIER / EAST LA MIRADA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.50	\$255,994	<b>\$127,997</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.50	0.00	0.00	0.50	\$255,994	<b>\$127,997</b>





**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



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**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

December 5, 2014

Tentative Tract Map No. 072684

Vicinity: Whittier

Tentative Tract Map Date: November 19, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072684** based on the use of public water (Orchard Dale Water District) and public sewer (County of Los Angeles Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**  
Environmental Health Specialist IV  
Land Use Program

5050 Commerce Drive  
Baldwin Park, California 91706

[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)

TEL (626) 430-5382 • FAX (626) 813-3016

M.T.

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RESOLUTION  
PROJECT NO. R2014-00667-(4)  
RELATING TO GENERAL PLAN AMENDMENT NO. 201400002**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding General Plan Amendment No. 201400002, Zone Change No. 2014000002, Vesting Tentative Tract Map No. 072684, Conditional Use Permit No. 201400028, and Parking Permit No. 201400009 on September 2, 2015.

**WHEREAS**, the Commission finds as follows:

1. The applicant, Brandywine Homes, proposes to create two multi-family lots with 53 townhouse condominium units in twelve detached buildings on 3.67 gross acres.
2. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Categories from "O" (Open Space) and "1" (Low Density Residential, 1 to 6 dwelling units per acre) to Category "3" (Medium Density Residential: 12-22 dwelling units per acre).
3. Zone Change No. 201400002 is a related request to change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.
4. Conditional Use Permit No. 201400028 is a related request for approval of the Development Program zone; modify front yard setbacks from the minimum 15 feet yard setback to a setback ranging from ten to twelve feet; modify side yard setback for the bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) with the front yard and six feet with the side and rear yards to a height ranging from six feet to 16 feet.
5. Vesting Tentative Tract Map No. 072684 is a related request to create two multi-family lots with 53 attached condominium units in twelve buildings on 3.67 gross acres. The 12 buildings will contain between two and six units each.
6. Parking Permit No. 201400009 is a related request to allow a reduction of one guest parking space for Lot 1; relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

7. The subject property is located at 14000 Telegraph Road within the Sunshine Acres Zoned District in the unincorporated community of South Whittier.
8. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east).
9. The portion (proposed Lot 2) of the project site zoned A-1 has been zoned A-1 since 1941 (Ordinance No. 3919). The portion of the property (portion of proposed Lot 2 and proposed Lot 1) zoned C-3-BE was zoned A-1 in 1941 (Ordinance No. 3919), rezoned to C-3 in 1946 (Ordinance No. 4633), and later rezoned to its current C-3-BE zoning on August 28, 1984 (Ordinance No. 84-0140Z).
10. Surrounding zoning is A-1 (Light Agricultural), R-A-6000 (Residential-Agricultural-6,00 Square Feet Minimum Lot Area) to the North, A-1 (Light Agricultural), R-1 (Single-Family Residence) to the South, A-1 (Light Agricultural), R-1 (Single-Family Residence) to the East, and A-1 (Light Agricultural), A-1-P (Light Agricultural-Parking), C-2-BE (Neighborhood Commercial – Billboard Exclusion) to the West.
11. The portion of the project site east of Bramblebush Avenue (proposed Lot 1) is currently vacant and the portion west of Bramblebush Avenue (proposed Lot 2) is currently a part of the Candlewood Country Club golf course. The 3.67-acre project site is located on the south side of Telegraph Road. St. Gregory the Great Church and Catholic School is located north of the project site, across Telegraph Road. Single-family residential units are located north of the project site, along the northern frontage of Telegraph Road. The project site is bounded on the west and south by the golf course located within the Candlewood Country Club. The main clubhouse and banquet facilities are also located to the south of the site. The project site is generally bounded on the east by a single-family residential neighborhood which extends along Honeysuckle Lane. One single-family home abuts the east side of the project site. A mobile home park is also located to the north of Telegraph Road, west of Victoria Avenue. A single-family residential neighborhood is located to the east of the St. Gregory the Great Church along Biella Way.
12. Primary access to the subject property is via Bramblebush Avenue from Telegraph Road.
13. Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots for a 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings



consisting of 20 units. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings consisting of 33 units.

14. The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is a part of the golf course and contains a 3,640 square foot cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed. Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

The project also entails the development of a club house (506 square feet) and a recreation area (855 square feet) totaling 1,361 square feet; and a community garden (1,680 square feet). Proposed Lot 1 has three street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. Proposed Lot 1 is considered a through-lot and has dual front yards along Telegraph Road and Honeysuckle Lane. Proposed Lot 2 has street frontage along Bramblebush Avenue, and side yards along Telegraph Road and the existing golf course.

The subdivision application was submitted on March 12, 2014.

15. The project site is located within the "O" (Open Space) and "1"- Low Density Residential (1 to 6 dwelling units per acre) land use categories of the Countywide General Plan. The "O" designation includes "both public and privately owned lands committed to long term open space use, and lands intended to be used in a manner compatible with open space objectives...major open space areas reflected on the map include regional parks, beaches, golf courses, cemeteries, sanitary landfills and military reservations." The "1" designation is "particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments."

The portion of the project site east of Bramblebush Avenue (proposed Lot 1) has a land use designation of "1". The portion of the project site west of Bramblebush Avenue (proposed Lot 2) has "O" and "1" land use designations. The proposed 53 residential condominium units in 12 detached buildings are inconsistent with the "O" and "1" land use designations.

16. The project entails a Plan Amendment from the current "O" and "1" land use categories to "3" – Medium Density Residential (12-22 dwelling units per acre) to allow the proposed 53 residential condominium units. The density of the proposed residential development is 14 dwelling units per gross acre. The proposed residential use is consistent with the prevailing development trends within the community, a mix of single-

family residences, apartments, a mobile home park, and townhome developments ranging from 10 to 65 units.

17. The central aspect of the project is the proposal for residential infill development in an urbanized area with existing infrastructure and services. This is consistent with the General Plan's emphasis on supporting and promoting infill development in the County.
18. The proposed project is consistent with the General Plan's Needs and Policies to "encourage development of well designed twin houses and garden apartments, particularly on by-passed parcels within existing urban communities."
19. The proposed project is consistent with the General Plan's Needs and Policies to "protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic."
20. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.
21. Staff received five phone calls and one email: a resident on Leffingwell inquired about the project location; a condo owner inquired about how the project will affect her condo prices; a resident on Starlight Avenue expressed concerns about recent crime issues in the area and light pollution; a resident on Honeysuckle Lane expressed opposition to the project and concerns about traffic congestion; and a resident had concerns about making a left turn onto Telegraph Road, street tree planting requirements, and on-street parking issues. The email posed concerns about making a left turn onto Telegraph Road and the potential traffic congestion on Bramblebush Avenue. A petition with about 13 signatures was provided to staff prior to the start of the Commission public hearing, which staff in turn provided to the Commission. A resident on Honeysuckle Lane contacted the department a few months ago with concerns about the cart barn location.
22. The project design is required to comply with the standards of the proposed R-3-DP Zone. Multi-family residences are permitted in this zone.
23. The Plan Amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
24. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
25. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the exhibit map and Vesting Tentative Tract Map No. 072684.

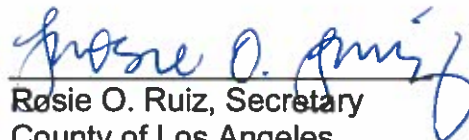
26. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit, parking permit, and environmental conditions.
27. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
28. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
29. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
30. Approval of the recommended general plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.
31. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
32. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
33. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation for Hazards and Hazardous Materials, and Mineral Resources. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions have been included in the Mitigation Monitoring and Reporting Program ("MMRP").
34. After consideration of the attached MND and MMRP together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMRP.

35. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Approve and adopt the Mitigation Monitoring and Reporting Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and
5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
6. Adopt General Plan Amendment No. 201400002, amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 2, 2015.

  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**VOTE: 5:0:0:0**

Concurring: Valadez, Louie, Pincetl, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: September 2, 2015

KKS:LKH

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RESOLUTION  
PROJECT NO. R2014-00667-(4)  
ZONE CHANGE NO. 201400002**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201400002 on September 2, 2015:

**WHEREAS**, the Regional Planning Commission finds as follows:

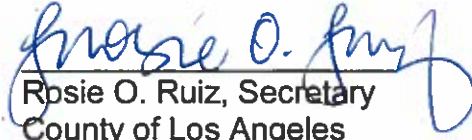
1. The project site is located at the intersection of Telegraph Road and Bramblebush Avenue in the unincorporated community of South Whittier, Sunshine Acres Zoned District.
2. The project is a request for a new residential condominium unit development of 53 attached dwelling units in twelve buildings and associated recreational amenities including a 1,680 square feet community garden. The project requires the following entitlements:
  - a. A Vesting Tentative Tract Map to create two multi-family lots with 53 attached residential condominium units in twelve buildings;
  - b. A Plan Amendment to amend the Countywide General Plan Land Use Categories from "O" (Open Space) and "1" (Low Density Residential, 1 to 6 dwelling units per acre) to Category "3" (Medium Density Residential: 12-22 dwelling units per acre);
  - c. Conditional Use Permit (CUP) to establish the Development Program Zone; modify front yard setbacks from the minimum 15 feet yard setback to a setback ranging from ten to twelve feet; modify side yard setback for the bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) within the front yard and six feet within the side and rear yards to a height ranging from six feet to 16 feet;
  - d. A Parking Permit to allow a reduction of one guest parking space for Lot 1; relocation of one required guest parking space from Lot 1 to Lot 2; and modify parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

3. The project will be consistent with the General Plan after the amendment, as it will implement the General Plan's Goals and Policies that support urban residential infill development with a high quality of design.
4. The project will comply with applicable zoning regulations and standards after the zone change, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.
5. The project proposes a residential land use within a predominantly residential family neighborhood with a mix of residential uses (e.g., single-family, townhomes, mobile home park, etc.). As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to R-3-DP (Limited Multiple Residence-Development Program) Zone;
2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 23, 2015, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 2, 2015.

  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**VOTE: 5:0:0:0**

Concurring: Valadez, Louie, Pincetl, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: September 2, 2015

KKS:LKH

9-2-15